033.0	0004	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	582,200 /	582,200
					USE VALUE:	582,200 /	582,200
					ASSESSED:	582,200 /	582,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARON STEPHEN P
Owner 2:	
Owner 3:	
Street 1:	23 MARRIGAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ACCARDI GABRIELE P--ETAL -
Owner 2:	ACCARDI ELIZABETH TRUSTEES -
Street 1:	23 MARRIGAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1955, having primarily Vinyl Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	227,000		355,200	582,200
Total Card	0.103	227,000		355,200	582,200
Total Parcel	0.103	227,000		355,200	582,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 274.11 | /Parcel: 274.1

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	23085
GIS Ref	
GIS Ref	
Insp Date	12/13/18

!2747!

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0004-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,100	0	4,500.	355,200	582,300	582,300	Year End Roll	12/18/2019
2019	101	FV	200,400	0	4,500.	321,900	522,300	522,300	Year End Roll	1/3/2019
2018	101	FV	200,400	0	4,500.	305,300	505,700	505,700	Year End Roll	12/20/2017
2017	101	FV	200,400	0	4,500.	266,400	466,800	466,800	Year End Roll	1/3/2017
2016	101	FV	200,400	0	4,500.	227,600	428,000	428,000	Year End	1/4/2016
2015	101	FV	187,600	0	4,500.	210,900	398,500	398,500	Year End Roll	12/11/2014
2014	101	FV	187,600	0	4,500.	174,800	362,400	362,400	Year End Roll	12/16/2013
2013	101	FV	187,600	0	4,500.	166,500	354,100	354,100		12/13/2012

PRINT

Date	Time
12/10/20	18:06:14

LAST REV

Date	Time
05/14/19	14:03:09
apro	
2747	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ACCARDI GABRIEL	56247-232		1/7/2011		395,000	No	No		
ACCARDI GABRIEL	23675-91		9/21/1993		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/1992	415		19,000					12X24 ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	Measured	JBS	JOHN S
5/15/2009	Measured	189	PATRIOT
2/22/2000	Measured	264	PATRIOT
8/10/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23085
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	64.	1.23	3									355,199						355,200	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	355,199	Spl Credit		Total:	355,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329035
Depreciation:	102001
Depreciated Total:	227034

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

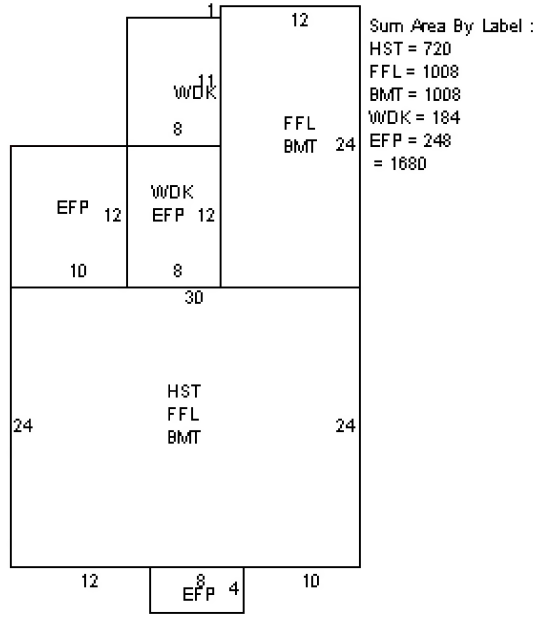
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	80.84
Final Total:	227000	Val/Su SzAd	165.94

SKETCH



Sum Area By Label :
HST = 720
FFL = 1008
BMT = 1008
WDK = 184
EFP = 248
= 1680

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,008	62.620	63,118
FFL	First Floor	1,008	140.320	141,441
HST	Half Story	360	140.320	50,515
EFP	Enclos Porch	248	37.820	9,379
WDK	Deck	184	11.320	2,083

Net Sketched Area:	2,808			Total:	
Size Ad	1368	Gross Are	4848	FinArea	2124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

033.0-0004-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	